

**MINUTES OF THE REGULAR MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**  
**September 17, 2013**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, September 17, 2013 at approximately 8:45 a.m. at the Hansberry Square Community Center, 4034 South State Street in Chicago, IL.

Chairwoman Z. Scott called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Dr. Mildred Harris Harriet Johnson Jack Markowski Bridget Reidy Rodrigo Sierra Z. Scott
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Absent:	Deverra Beverly Adela Cepeda Mark Cozzi Myra King
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Also present were Charles Woodyard, Chief Executive Officer; Scott Ammarell, Chief Legal Officer; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made by Chairwoman Scott and properly seconded by Commissioner Harris, the Commissioners adjourned to Executive Session. Chairwoman Scott announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one hour to discuss personnel related matters, pending, probable or imminent litigation and audit reviews.

The Commissioners subsequently reconvened in Open Session and upon roll call, those present and absent were as follows:

Present:	Dr. Mildred Harris Harriet Johnson Jack Markowski Bridget Reidy Rodrigo Sierra Z. Scott
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Absent:	Deverra Beverly Adela Cepeda Mark Cozzi Myra King
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There being a quorum present, the meeting duly convened and business was transacted as follows:

Also present were Charles Woodyard, Chief Executive Officer; Scott Ammarell, Chief Legal Officer; Chicago Housing Authority Staff Members and the General Public.

After Motion Made by Commissioner Markowski and seconded by Commissioner Sierra the Closed and Regular Board Meeting minutes of August 20, 2013 and the minutes of August 26, 2013 Special Meeting were unanimously approved.

Commissioner Harriet Johnson then presented the report of the Personnel Committee. Per Commissioner Johnson, due to a lack of quorum, the Personnel Committee meeting was not held as noticed. Accordingly, Items 1 and 2 were presented to the full Board in today's Closed Meeting.

On behalf of the Personnel Committee, Commissioner Johnson then presented an Omnibus Motion for approval of Items 1 and 2:

**(Item 1)**

**RESOLUTION NO. 2013-CHA-71**

**WHEREAS**, the Board of Commissioners has reviewed staff memorandum dated September 9, 2013 entitled "ACCEPTANCE OF PERSONNEL ACTION REPORTS FOR THE MONTH OF AUGUST, 2013", and concurs in the recommendation contained therein;

**THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the personnel actions contained in the personnel reports for the period August 1, 2013 thru August 31, 2013 is hereby accepted.

**(Item 2)**

**RESOLUTION NO. 2013-CHA-72**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated September 17, 2013, entitled "Approval of Personnel Actions":

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby approves the requested personnel actions.

The Motion to adopt resolutions for Items 1 and 2 was seconded by Commissioner Sierra and the voting was as follows:

Ayes: Dr. Mildred Harris  
Harriet Johnson  
Jack Markowski  
Bridget Reidy  
Rodrigo Sierra  
Z. Scott

Nays: None

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

In the absence of Finance Committee Chair Adela Cepeda, Commissioner Bridget Reidy presented the report of the Finance Committee. Per Commissioner Reidy, the Finance Committee meeting was held on Wednesday, September 11, 2013 at approximately 1:10 p. Commissioner Reidy then presented an Omnibus Motion for the approval of Items 3 and 5.

**(Item 3)**

The resolution for Item 3 approves award of contract to AON Risk Services Central, Inc. (AON), insurance broker of record, for the purchase of insurance coverage for the CHA for the period of October 1, 2013 through September 30, 2014, for an aggregate amount not-to-exceed \$1,296,774. In July 2013, AON directly and indirectly (through one wholesaler) solicited requests for insurance premium quotes from 18 carriers (most with the ability to quote multiple lines of coverage). This year, Aon received quotes from several new carriers that were more competitive than incumbent carriers and recommends award of contracts as follows: (1) All Risk Property written through Lexington, Axis, Lexington and QBE in an amount not-to-exceed \$969,034; (2) Excess Liability coverage written through AWAC in an amount not-to-exceed \$51,282; (3) Auto Liability written through The Hartford in an amount not-to-exceed \$35,735; (4) General Liability coverage written through RSUI in an amount not-to-exceed \$29,325; (5) Public Officials E&O written through Ironshore in an amount not-to-exceed \$101,609 and Ace in an amount not-to-exceed \$56,070; (6) Fiduciary written through National Union in an amount not-to-exceed \$14,975 (7) Employed Lawyers Errors and Omissions Liability written through Illinois National Company in an amount not-to-exceed \$13,754; (8) Crime written through Berkley Regional in an amount not-to exceed \$13,000; and (9) Employment Practices Liability written through National Union in an amount not-to-exceed \$11,990.

**RESOLUTION NO. 2013-CHA-73**

**WHEREAS**, The Board of Commissioners has reviewed the memorandum dated September 11, 2013 entitled "AUTHORIZATION FOR THE CHA TO AWARD CONTRACTS FOR ALL-RISK PROPERTY, UMBRELLA LIABILITY, AUTO LIABILITY, GENERAL LIABILITY, PUBLIC OFFICIALS LIABILITY, FIDUCIARY LIABILITY, EMPLOYED LAWYERS ERRORS & OMISSIONS, CRIME AND EMPLOYMENT PRACTICES LIABILITY INSURANCE COVERAGE";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to purchase the following insurance coverage for the CHA for the period of October 1, 2013 through September 30, 2014, for an aggregate amount not-to-exceed \$1,296,774 through its insurance broker of record, AON Risk Services Central, Inc. (“AON”): (1) All-Risk Property written through Lexington, Axis, Lexington and QBE in an amount not-to-exceed \$969,034; (2) Excess Liability coverage written through AWAC in an amount not-to-exceed \$51,282; (3) Auto Liability written through The Hartford in an amount not-to-exceed \$35,735; (4) General Liability coverage written through RSUI in an amount not-to-exceed \$29,325; (5) Public Officials E&O written through Ironshore in an amount not-to-exceed \$101,609 and Ace in an amount not-to-exceed \$56,070; (6) Fiduciary written through National Union in an amount not-to-exceed \$14,975; (7) Employed Lawyers Errors and Omissions Liability written through Illinois National Company in an amount not-to-exceed \$13,754; (8) Crime written through Berkley Regional in an amount not-to-exceed \$13,000; and (9) Employment Practices Liability written through National Union in an amount not-to-exceed \$11,990.

**(Item 4 – This Number Not Used)**

**(Item 5)**

The Information Technology Services Department is responsible for ensuring that the CHA continuously provides a systematic and effective program for managing the life cycle of the CHA’s records and storage to support the agency’s operations. Prudent business practices dictate having storage and service agreements in place to ensure critical business records are maintained. Storage is a critical factor in managing the records lifecycle and retention and in maintaining applicable compliance standards and practices. The CHA issued a Request for Proposal (RFP) in June 2013. This RFP competitively solicited qualified firms and/or individuals who could provide Offsite Record Storage Services to the CHA. Of the two responses received it was determined that R4 Services LLC was the most responsible and advantageous respondent. Accordingly, the resolution for Item 5 approves award of contract to R4 Services for offsite record storage services.

**RESOLUTION NO. 2013-CHA-74**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated September 11, 2013 titled “AUTHORIZATION TO ENTER INTO A CONTRACT WITH R4 SERVICES, LLC TO PROVIDE CHICAGO HOUSING AUTHORITY WITH OFFSITE RECORDS STORAGE SERVICES”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners (“Board”) authorizes the Chief Executive Officer or his designee to enter into a contract with R4 Services, LLC to provide Chicago Housing Authority with offsite records storage services for a base term of two (2) years in an amount not-to-exceed \$129,000, with two (2) one-year options in an amount not to exceed \$64,500.00 annually.

These awards are subject to each Contractor’s compliance with the CHA’s applicable MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

The Motion to adopt resolutions for Items 3 and 5 was seconded by Commissioner Markowski and the voting was as follows:

Ayes:	Dr. Mildred Harris Harriet Johnson Jack Markowski Bridget Reidy Rodrigo Sierra Z. Scott
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Nays:	None
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There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

Commissioner Bridget Reidy, Chairwoman of the Operations and Facilities Committee, then presented her report. Per Commissioner Reidy, the Operations Committee Meeting was held on Wednesday, September 11, 2013 at approximately 1:20 p.m. at the CHA Corporate Offices. Present at the meeting were Commissioners Markowski Harris and Sierra. Commissioners were briefed by staff and voted on the three items appearing on the Operations and Facilities Committee Agenda.

On behalf of the Operations and Facilities Committee members, Commissioner Reidy presented an Omnibus Motion for the approval of Items 6, 7 and 8.

**(Item 6)**

The resolution for Item 6 approves contract modifications in the total amount of \$44,475.97 to Old Veteran, for various CHA projects. The architect has assessed the condition of doors and frames inside units not previously assessed during the design for Judge Slater Apartments resulting in sixty-four doors/door frames in need of repairs. The repairs include: patch and sand 59 locations where doors closers were removed; remove chain hardware; remove strike section and weld, grind, and grout in new strike sections to repair previous vandalism; and remove lower sections and weld, grind, and grout in new sections to repair rusted frames exposed to excessive weather conditions. New signage will be installed to meet accessibility requirements identified by the City of Chicago Department of Buildings.

**RESOLUTION NO. 2013-CHA-75**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated September 11, 2013 entitled “APPROVAL OF CONTRACT MODIFICATIONS FOR VARIOUS CHA PROJECTS”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners hereby approves \$44,475.97 of contract modifications for various Chicago Housing Authority projects with the following contractor:

General Contractor	Project	Contract	Original Contract Value	Current Contract Value (including August 2013 Board approvals)	Contract Modifications to be Approved (September Board)	% of Original Contract for This Modification Only	Cumulative % of Original Contract	Cumulatively over \$100,000	Revised Contract Amounts
OLD VETERAN	Facade Replacement and Interior Improvements at Judge Slater	11119	\$13,577,000.00	\$15,091,396.89	\$ 21,117.51	0.16%	9.94%	X	\$15,112,514.40
OLD VETERAN	ADA Retrofit at Lake Parc Place	11121	\$12,686,147.00	\$13,283,360.90	\$ 23,358.46	1.7%	6.4%	X	\$13,498,424.17
<b>CUMULATIVE TOTAL</b>					<b>\$ 44,475.97</b>				

This item is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 and insurance requirements.

**(Item 7)**

During most of the past 25 years, Habitat managed eight of CHA’s HOPE VI and several other development grants for new mixed-income or Scattered Site Housing, including all fund disbursements, HUD reporting, audit management, and HUD grant program closeouts. In this capacity, Habitat managed all of the processing on several HOPE VI grants and other redevelopment programs that, in total, are approximately 95% disbursed. Habitat is currently under a four-month contract with CHA ending September 30, 2013 that provides a continuation of these services. Under the proposed contract, Habitat will maintain continuity for the management of the following grants: Robert Taylor Homes B, Madden/Wells/Darrow, Cabrini Green, Robert Taylor Homes A, Rockwell Gardens, ABLA Homes, and for the Lakefront Properties. The ongoing management activities include monthly, quarterly, and annual reports to CHA and HUD; review of predevelopment and construction draws; funds disbursement; eLOCCS management with HUD; audit preparation; and grant closeout. The agreement will be in an amount not to exceed \$482,000 for the base term of two years, from October 1, 2013 through September 30, 2015, and including the two subsequent one-year option periods. Accordingly, the resolution for Item 7 approves contract with Habitat to continue to provide grant management services for CHA’s HOPE VI grants.

**RESOLUTION NO. 2013-CHA-76**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated September 11, 2013 entitled “AUTHORIZATION TO ENTER INTO A CONTRACT WITH THE HABITAT COMPANY LLC TO PROVIDE GRANT MANAGEMENT SERVICES”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with The Habitat Company LLC to provide grant management services in an amount not to exceed \$482,000 for the base term of two years and including the two one-year option periods.

**(Item 8)**

The resolution for Item 8 approves exercising the option year of the Hearing Officers’ and Presenters’ contracts for the CHA Housing Voucher Informal Hearing Program, in an aggregate amount not-to-exceed \$1,200,000. Pursuant to HUD rules and regulations, the Authority must offer an informal hearing for certain CHA determinations relating to the individual circumstances of a participant family. The purpose of the informal hearing is to consider whether the CHA’s decisions related to the family’s circumstances which affect their HCV voucher, are in accordance with the law, HUD regulations and CHA policies. The CHA is not permitted to terminate a family’s assistance until the time allowed for the family to request an informal hearing has elapsed, and any requested hearing has been completed. The families may contest an adverse decision in the Circuit Court of Cook County. In mid-2011 the CHA took over the HCV informal hearing program from its HCV Contract Administrator. To conduct the IFHP, the Office of General Counsel procured the services of a legal recruiter to assist the CHA to recruit 15 attorneys as temporary employees to act as HCV hearing officers and presenters.

**RESOLUTION NO. 2013-CHA-77**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated September 11, 2013 entitled “AUTHORIZATION TO EXERCISE THE OPTION YEAR OF THE HEARING OFFICERS’ AND PRESENTERS’ CONTRACTS FOR THE CHA HOUSING CHOICE VOUCHER INFORMAL HEARING PROGRAM”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the 1 year option of the contracts with the following CHA hearing officers and presenters for an aggregate amount not-to -exceed \$1,200,000:

**HCV Hearing Officer/Contract**

Frederick Bates/No. 11177  
Joy Airaudi/No. 11173  
June Brown/No. 11178  
Deborah Bussert/No. 11179  
Joseph Chico/No. 11180  
Margaret Fitzpatrick/No. 11171  
Denis Guest/No. 11181  
Keli Knight/No. 11183  
Sheila Maloney/No. 11172  
Elizabeth Simon/No. 11182  
Joel Skinner/No. 11184

**HCV Presenter/Contract**

Spelios Bacoyanis/No. 11186  
Laura Boggioni/No. 11187  
Allison Caldwell/No. 11188  
Claudia Rosa Silva-Hernandez/No. 11189  
Lee Hauserman/No. 11170  
Georgia Karageorge/No. 11167  
Raymond Keenan/No. 11168  
Lillian Wafford/No. 11190

The Motion to adopt resolutions for Items 6 through 8 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Dr. Mildred Harris Harriet Johnson Jack Markowski Bridget Reidy Rodrigo Sierra Z. Scott
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Nays:	None
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There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted

Commissioner Mildred Harris, Chairwoman of the Tenant Services Committee, then presented her report. Per Commissioner Harris, the Tenant Services Committee meeting was held on Wednesday, September 11, 2013 at approximately 1:55 p.m. at the 60 E. Van Buren Corporate Offices. On behalf of the Tenant Services Committee, Commissioner Harris presented an Omnibus Motion for the approval of Items 10, 11 and 12.

**(Item 9 – This Number Not Used)**

**(Item 10)**

The resolution for Item 10 approves award of contract to Heartland Human Care Services (HHCS) and Metropolitan Family Services (MFS), in a not-to-exceed aggregate amount of \$605,547, for Youth Substance Abuse Prevention Programs. CHA’s Resident Services Division is charged with supporting youth and adults on the path to self-sufficiency, which includes removing or decreasing barriers. As part of this charge, Plan Forward: Communities that Work commits to a program addressing youth substance abuse for at least 60 youth as an initial deliverable. These programs will build on past substance abuse services through a pilot program in 2012, which produced promising results. CHA offers these services in cooperation with the Chicago Department of Public Health, which contributes up to \$80,000 per year for this effort. HHCS and MFS will each implement an evidence-based curriculum for 240 total youth between the ages of 11 and 18 in an after-school setting during the two-year base term. The curricula focus is on developing positive knowledge and characteristics that have been proven to decrease youth substance abuse behaviors.

**RESOLUTION NO. 2013-CHA-78**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated September 11, 2013 entitled “AUTHORIZATION TO ENTER INTO TWO-YEAR CONTRACTS WITH HEARTLAND HUMAN CARE SERVICES AND METROPOLITAN FAMILY SERVICES TO PROVIDE YOUTH SUBSTANCE ABUSE PREVENTION PROGRAMS”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into two-year contracts with two, one-year options, in an aggregate amount not-to-exceed \$605,547 for the base term with Heartland Human Care Services and Metropolitan Family Services to provide youth substance abuse prevention programs to a total of 240 youth between the ages of 11 and 18.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 hiring, and insurance requirements.

**(Item 11)**

The resolution for Item 11 approves the first one-year option of Contract 11154 with Link Unlimited, in a not-to-exceed amount of \$152,240. CHA’s Resident Services Division is charged with supporting youth and adults on the path to self-sufficiency, which includes increasing educational opportunities. To support youth in attending high-quality private high schools, CHA contracted with Link Unlimited in 2012 to provide scholarships, youth mentoring and parenting supports. Through this contract last year, Link recruited seven new CHA youth and placed them in high-performing public high schools. By exercising the first option year of the contract, CHA will continue to support those seven youth in their sophomore year of high school. For their junior and senior years, Link will assume the cost of the scholarships and additional supports as funds leveraged by the two-year relationship with CHA. This will ensure that the seven youth have consistent support throughout their high school career. In addition, LINK will provide tutoring and parent support for approximately 23 CHA youth that enroll in their scholarship program.

**RESOLUTION NO. 2013-CHA-79**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated September 11, 2013 entitled “AUTHORIZATION TO EXERCISE THE FIRST ONE YEAR OPTION WITH LINK UNLIMITED TO PROVIDE HIGH SCHOOL SCHOLARSHIPS TO CHA YOUTH”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the first one-year option of Contract 11154 with Link Unlimited (“Link”) in a

not-to-exceed amount of \$152,240 to provide high school scholarships, youth mentoring and parent supports to approximately 23 CHA youth.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements.

**(Item 12)**

The resolution for Item 12 approves the first one-year option of Contract No. 11155 with Illinois Action for Children (IAFC), not-to-exceed \$248,076, to provide a fitness and wellness program for CHA youth. CHA's Resident Services Division is charged with supporting youth and adults on the path to self-sufficiency, which includes providing positive engagement opportunities for youth during out-of-school time. To encourage youth fitness and wellness, CHA contracted with IAFC in 2013 to provide a program for youth ages 6 to 13 based on the successful SPROUT model, which utilizes the ReCharge fitness and wellness curriculum designed to work with the President's Challenge, and focuses on four core concepts: Energy In (nutrition), Energy Out (physical activity), Teamwork and Goal-Setting. CHA proposes continuing this program during summer 2014 at sites that operate the Summer Food program so that youth who come for meals can be engaged in a positive, healthy experience throughout the day. This model worked well in summer 2013, engaging nearly 350 youth.

**RESOLUTION NO. 2013-CHA-80**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated September 11, 2013 entitled "AUTHORIZATION TO EXERCISE THE FIRST ONE YEAR OPTION WITH ILLINOIS ACTION FOR CHILDREN TO PROVIDE YOUTH WITH FITNESS AND WELLNESS OPPORTUNITIES";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the first one-year option of Contract 11155 with Illinois Action for Children ("IAFC") in a not-to-exceed amount of \$248,076 to provide a fitness and wellness program for CHA youth.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements.

The Motion to adopt resolutions for Items 10, 11 and 12 was seconded by Commissioner Sierra and the voting was as follows:

Ayes:	Dr. Mildred Harris Harriet Johnson Jack Markowski Bridget Reidy Rodrigo Sierra Z. Scott
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Nays:	None
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There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

A report from Mr. Charles Woodyard, Chief Executive Officer, then followed.

Chairwoman Scott then invited residents and the public at large to address the Board.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the September 17, 2013, meeting of the Board of Commissioners was adjourned at approximately 10:10 a.m.

s/b:	<hr/> Z. Scott Chairwoman, Chicago Housing Authority
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s/b:	<hr/> Lee Chuc-Gill, Secretary Custodian and Keeper of Records
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